

TRANSFER
TAX
PAID

WARRANTY DEED

019098

KNOW ALL MEN BY THESE PRESENTS, that **JEAN ANN HOOD**, of Benton, in the County of Kennebec, and State of Maine, **PATRICIA C. MARCEAU**, of Winslow, in the County of Kennebec, and State of Maine, **MICHAEL L. GODING**, of Winslow, in the County of Kennebec, and State of Maine, **ROSE M. TRAHAN**, of Winslow, in the County of Kennebec, and State of Maine, and **LEE A. TRAHAN**, of Newport, in the County of Penobscot, and State of Maine, for consideration paid, grant to **LEE A. TRAHAN and TIFFANY M. TRAHAN**, husband and wife, both of Newport, County of Penobscot, State of Maine (mailing address: 67 Main Street, Apt #220, Newport, Maine 04953), as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever:

A certain lot or parcel of land, together with the buildings and improvements erected thereon, situated in the City of Waterville, County of Kennebec, and State of Maine and bounded and described as follows, to wit:

Beginning at the intersection of the southerly line of Wilkes Street and the westerly line of Nelson Street; southerly along the westerly line of said Nelson Street, one hundred and fifteen hundredths (100.15) feet to an iron pin; thence westerly in a line parallel with the southerly line of said Wilkes Street, seventy-eight and ninety-one hundredths (78.91) feet to an iron pin; thence northerly, one hundred (100) feet to an iron pin set in the southerly line of said Wilkes Street; thence easterly along the southerly line of said Wilkes Street, eight-four and thirty-seven hundredths (84.37) feet to the point of beginning, said lot is known as No. 53 according to a Plan of Lots made for Romeo Gilbert by R. G. Knowlton, C. E., said Plan being dated February 4, 1952 and recorded in the Kennebec County Registry of Deeds in Plan Book 17, at Page 101.

For Grantors source of title, reference is made to a Deed of Distribution by Jean Ann Hood, Personal Representative for the Estate of Jacqueline M. Trahan, to the above Grantors, dated March 18, 1994, and recorded in the Kennebec County Registry of Deeds, in Book 4652, Page 188.

Arthur J. LaChance having previously deceased, as a resident of the State of Maine, on February 18, 1995, terminating his life estate interest in the subject premises.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Lee A. Trahan and Tiffany M. Trahan**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND WE DO COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, WE the said **Jean Ann Hood, Patricia C. Marceau, Michael L. Goding, Rose M. Trahan, and Lee A. Trahan**, joining in this deed as Grantors, and relinquishing and conveying all our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 21st day of July in the year of our Lord one thousand nine hundred and ninety-eight.

Robin Chase
Witness (to all three)

John Chase
Witness

John Chase
Witness

Harry Rosa
Witness Harry Rosa

Robin Chase
Witness

Jean Ann Hood
Jean Ann Hood

Patricia C. Marceau
Patricia C. Marceau

Michael L. Goding
Michael L. Goding

Rose M. Trahan
Rose M. Trahan

Lee A. Trahan
Lee A. Trahan

STATE OF MAINE

Somerset ss.

July 21, 1998



Personally appeared the above named **Jean Ann Hood, Patricia C. Marceau, Michael L. Goding, and Lee A. Trahan** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Barbara L. Lowe
Notary Public/Attorney at Law



BARBARA L. LOWE
Notary Public, Maine

My Commission Expires June 15, 2004

STATE OF Florida

Dade County

15 July, 1998

Personally appeared the above named **Rose M. Trahan** and acknowledged the foregoing instrument to be her free act and deed.



Before me,

Lawrence W. King, Esq.
Notary Public/Attorney at Law
Lawrence W. King

RECEIVED KENNEBEC SS.

1998 JUL 23 AM 9:00

ATTEST: James B. Munn
REGISTER OF DEEDS